

ORDINANCE NO. 1317

AN ORDINANCE ADOPTING THE "UNIFORM PLUMBING CODE," 1982 EDITION, PROVIDING FOR THE ESTABLISHING OF MINIMUM REGULATIONS FOR THE INSTALLATION, ALTERATION OR REPAIR OF PLUMBING AND DRAINAGE SYSTEMS AND THE INSPECTION THEREOF; PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; AND REPEALING SECTIONS 18.1, 18.2, 18.3, 18.4 AND 18.5 INCLUSIVE OF THE CODE OF THE CITY OF LODI AND ALL OTHER ORDINANCES AND PARTS OR ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 2nd day of May, 1984, read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for May 16, 1984, at the hour of 8:00 o'clock p.m. of said day in the Council Chambers of the City Hall, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file herein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW THEREFORE, the City Council of the City of Lodi does ordain as follows:

Section 1: Sections 18.1, 18.2, 18.3, 18.4 and 18.5 inclusive of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Section 18.1, 18.2, 18.3, 18.4, 18.5 and 18.6 to read as hereinafter set forth.

Section 2: There is hereby adopted a new Section 18.1 of the Code of the City of Lodi to read in full as follows:

Sec. 18.1 Adoption.

The provisions set forth in the "Uniform Plumbing Code," 1982 Edition, together with the appendixes thereto, are hereby adopted as the Plumbing Code of the City of Lodi. The Plumbing Code of the City of Lodi shall apply to all matters pertaining to plumbing, drainage systems and gas fittings in the City of Lodi.

Section 3: There is hereby adopted a new Section 18.2 of the Code of the City of Lodi to read in full as follows:

Sec. 18.2. Revisions, additions and deletions.

The deletion to the "Uniform Plumbing Code," 1982 Edition, adopted by the preceding section, which is hereby approved by the City Council as an exception, reads as follows:

(a) On Table A in that certain grouping of materials headed "Non-metallic Piping," delete "Homogenous Bituminized fiber drain and sewer pipe."

Section 4: There is hereby adopted a new Section 18.3 of the Code of the City of Lodi to read in full as follows:

Sec. 18.3 Administration and Fees.

(a) Application and Scope. The provisions of this code shall apply to all new construction, relocated buildings, and to any alterations, repairs, or reconstruction, except as otherwise provided for in this code.

(b) Department Having Jurisdiction. The Building Division of the Community Development Department and the Chief Building Inspector or his authorized representative shall enforce the provisions of this ordinance and shall have all of the duties and rights of the Administrative Authority as provided in the Uniform Plumbing Code, 1982 Edition.

(c) Right of Entry. The Chief Building Inspector shall carry proper credentials of his respective office, upon exhibition of which he shall have the right of entry, during usual business hours, to inspect any and all buildings and premises in the performance of their duties.

(d) Dangerous and Insanitary Construction.

1) Any portion of a plumbing system found by the Chief Building Inspector to be insanitary as defined herein is hereby declared to be a nuisance.

2) Whenever brought to the attention of the Chief Building Inspector that any insanitary condition exists or that any construction or work regulated by this code is dangerous, unsafe, insanitary, a nuisance or a menace to life, health or property or otherwise in violation of this code, the said Chief Building Inspector may make an investigation; upon determining such information to be fact, shall order any person using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use or maintenance thereof or to repair, alter, change, remove or demolish same as he may consider necessary for the proper protection of life, health or property, and in the case of any gas piping or gas appliance, may order any person supplying gas to such piping or appliance to discontinue supplying gas thereto until such piping or appliance is made safe to life, health or property.

Every such order shall be in writing, addressed to the owner, agent or person responsible for the premises in which such condition exists and shall specify the date or time for compliance with such order.

3) Refusal, failure or neglect to comply with any such notice or

fixtures, when such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

(g) To Whom Permits May Be Issued.

1) A permit may be issued to a properly licensed person not acting in violation of any current contractor licensing law.

2) Any permit required by this code may be issued to any person to do any work regulated by this code in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that any such person is the bonafide owner of any such dwelling and accessory buildings and quarters, and that the same are occupied by said owner, provided that said owner shall personally purchase all material and shall personally perform all labor in connection therewith.

(h) Application for Permit. Any person legally entitled to apply for and receive a permit shall make such application on forms provided for that purpose. He shall give a description of the character of the work proposed to be done, and the location, ownership, occupancy and use of the premises in connection therewith. The Chief Building Inspector may require plans, specifications or drawings and such other information as he may deem necessary.

If the Chief Building Inspector determines that the plans, specifications, drawings, descriptions or information furnished by the applicant is in compliance with this code, he shall issue the permit applied for upon payment of the required fee as hereinafter fixed.

(i) Plumbing Permit Fees. A fee for each plumbing permit required by this Code shall be paid to the City of Lodi as hereinafter set forth. Fees shall be paid prior to permit issuance.

SCHEDULE OF FEES

For issuing each permit.. \$10.00

In addition:

For each plumbing fixture or trap or set of
fixtures on one trap (including water, drainage
piping and backflow protection therefore) \$ 2.00

For each building sewer and each trailer
park sewer..... \$ 5.00

Solar Heaters.. \$ 5.00

Rainwater systems - per drain.. \$ 2.00

For each cesspool..... \$ 5.00

For each private sewage disposal system.. \$10.00

For each water heater and/or vent.. \$ 2.00

For each gas piping system of one (1) to five (5)
outlets..... \$ 2.00

For each gas piping system of six (6) or more,
per outlet.. \$ 0.50

For each industrial waste pre-treatment interceptor,
including its trap and vent, excepting kitchen-type
grease interceptors functioning as fixture traps..... \$ 2.00

For installation, alteration or repair of water
piping and/or water treating equipment..... \$ 2.00

For repair or alteration of drainage or vent piping... \$ 2.00

For each lawn sprinkler system on any one meter including backflow protection devices therefor..... \$ 2.00

For vacuum breakers or backflow protective devices on tanks, vats, etc. or for installation on unprotected plumbing fixtures including necessary water piping:

One (1) to five (5) \$ 2.00
Over five (5), each..... \$ 0.50

Gasoline Storage Tanks..... \$ 2.00

Fire sprinkler systems shall be based on value and charged according to the fee schedule of Section 5.2 of the Code of the City of Lodi (Uniform Building Code, 1982 Edition).

OTHER INSPECTION FEES AND REFUNDS:

1. Inspections outside of normal business hours..\$25.00 per hour
(Minim charge - hour)
2. Reinspection fee.. \$15.00 each
3. Inspections for which no fee is specifically indicated.. \$15.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans..\$15.00 per hour
(Minim charge - one-half hour)
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee.

Any person who commences any work for which a permit is required by this code without first having obtained a permit shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the Chief Building Inspector that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

For the purpose of this section a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of existing plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to an appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

When a permit has been obtained to connect an existing building or existing work to the public sewer or to connect to a new private disposal facility, backfilling or private sewage disposal facilities abandoned consequent to such connection is included in the building sewer permit.

(j) All Work To Be Inspected. All plumbing and drainage systems shall be inspected by the Chief Building Inspector to insure compliance with all the requirements of this code.

(k) Notification. It shall be the duty of the person doing the work authorized by the permit to notify the Building Division orally or in writing, that said work is ready for inspection. Such notification shall be given not less than twenty-four (24) hours before the work is to be inspected.

It shall be the duty of the person doing the work authorized by the permit, to make sure that the work will stand the tests prescribed elsewhere in this code, before giving the above notification.

Section 5: There is hereby adopted a new Section 18.4 of the Code of the City of Lodi to read in full as follows:

Section 18.4. Permits.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this chapter. No permit presuming to give authority to violate or cancel the provisions of this chapter shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit upon plans and specifications shall not prevent the administrative authority from thereafter requiring the correction of errors in such plans and specifications or from preventing construction operations being carried on thereunder when in violation of this chapter or of any other ordinance or from revoking any certificate of approval when issued in error.

Every permit issued by the Chief Building Inspector under the provisions of this chapter shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommended, a new permit shall be first obtained to do so.

Section 6. There is hereby adopted a new Section 18.5 of the Code of the City of Lodi to read in full as follows:

Sec. 18.5. Violations.

Any person violating any of the provisions of this code shall be deemed guilty of a misdemeanor. Each separate day or any portion thereof during which any violation of this code occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided.

Section 7. There is hereby adopted a new Section 18.6 of the code of the City of Lodi to read in full as follows:

Sec. 18.6. Liability.

The Chief Building Inspector or any employee charged with the enforcement of this Code, acting in good faith and without malice for the jurisdiction in the discharge of his duties, shall not thereby render himself liable personally and he hereby is relieved from all personal liability for any damage that may accrue to person or property as a result of any act required or by reason of any act of omission in the discharge of his duties. Any suit brought against the Chief Building Inspector or employees, because of such act or omission performed by him in the enforcement of any provisions of this Code, shall be defended by the legal department of the jurisdiction until final termination of the proceedings.

Section 8. This ordinance shall be published one time in the Lodi News Sentinel, a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage.

Approved this 6th day of June, 1984

Mayor

At test :

Alice M. Reimche
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1317 was introduced at a regular meeting of the City Council of the City of Lodi held May 16, 1984 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held June 6, 1984, by the following vote:

Ayes: Council Members - Hinchman, Reid, and Snider (Mayor)

Noes: Council Members - None

Absent: Council Members - Olson and Pinkerton

Abstain: Council Members - None

I further certify that Ordinance No. 1317 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

Alice M. Reimche
City Clerk

Approved as to form

Ronald M. Stein
City Attorney